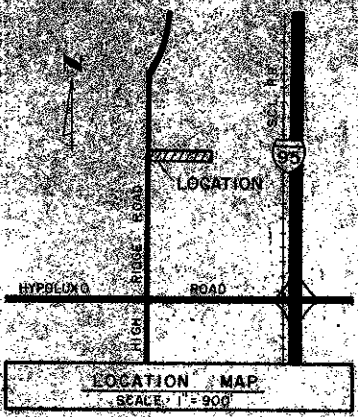
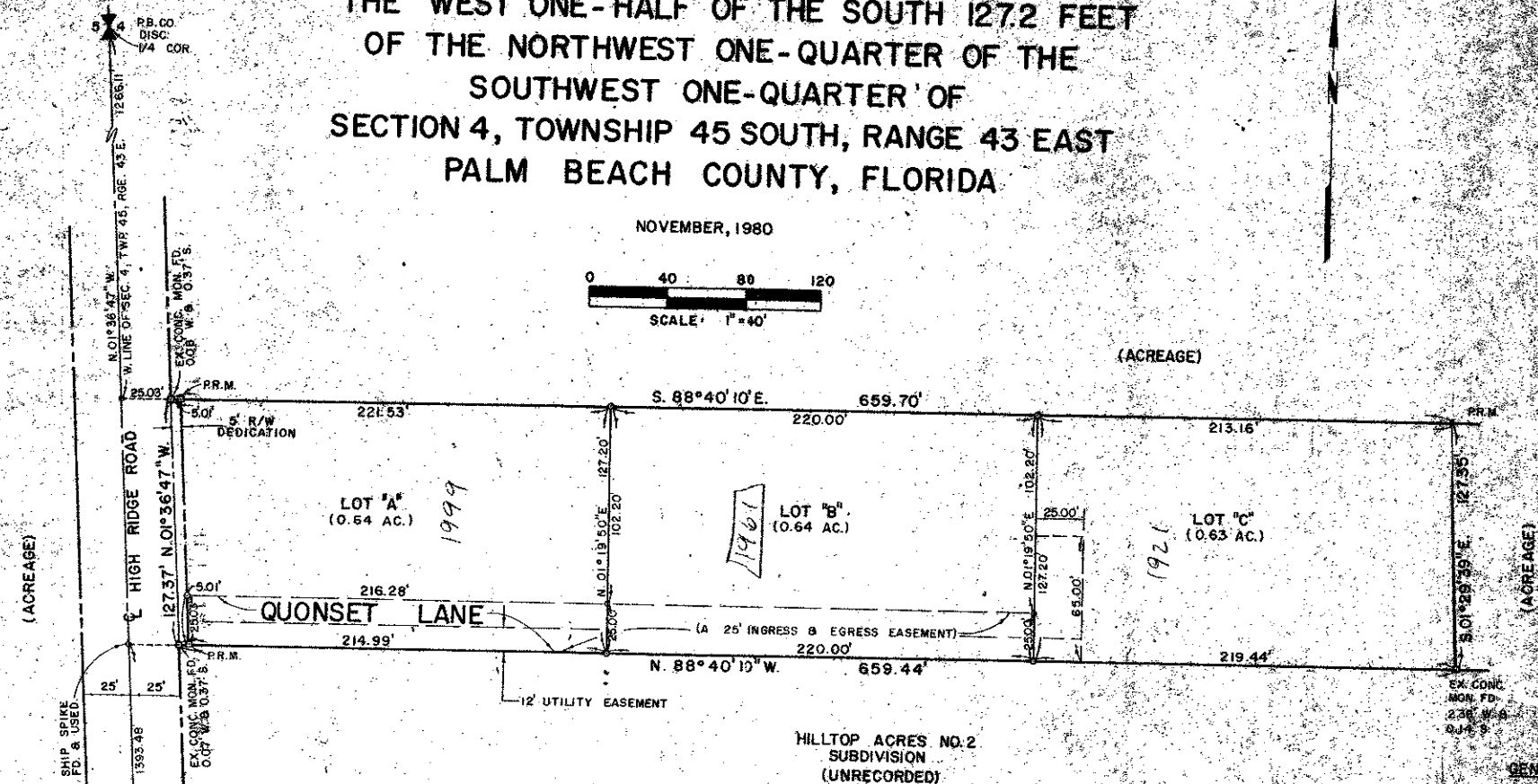
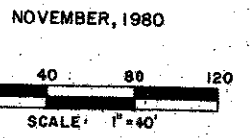


41-117



PLAT OF  
**QUONSET SUBDIVISION**  
 THE WEST ONE-HALF OF THE SOUTH 127.2 FEET  
 OF THE NORTHWEST ONE-QUARTER OF THE  
 SOUTHWEST ONE-QUARTER OF  
 SECTION 4, TOWNSHIP 45 SOUTH, RANGE 43 EAST  
 PALM BEACH COUNTY, FLORIDA



**117**  
 STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR RECORD  
 ON THIS 21st DAY OF  
 DECEMBER 1980  
 AT 11:41 AM  
 REGISTERED PLAT BOOK NO.  
 117  
 PAGE NO. 117  
 JAMES W. WELLS, Clerk of the  
 County Court

**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS, that HUGH C. HOTCHKISS and ELEANOR H. HOTCHKISS, owners of the land hereon, being a portion of Section 4, Township 45 South, Range 43 East, Palm Beach County, Florida; said parcel of land shown hereon as "QUONSET SUBDIVISION" and being more particularly described as follows:

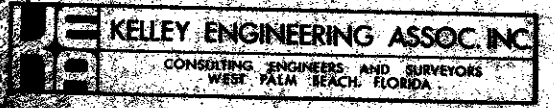
Being the West 1/2 of the South 127.20 feet of the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 45 South, Range 43 East, in Palm Beach County, Florida;  
 LESS the West 25 feet for road right-of-way,  
 CONTAINING 1.9260 acres of land, more or less,  
 has caused the same to be surveyed and platted as shad hereon, and do hereby dedicate as follows:

1. The additional right-of-way for High Ridge Road as shown is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for perpetual use of said public for proper purposes.  
 2. That QUONSET LANE, for private road purposes as shown is hereby dedicated to Quonset Subdivision Lot Owners and is the perpetual maintenance obligation of said Lot Owners, subject to certain Declaration of Driveway Easements as recorded in O.B. 243, Page 1233. The utility easement as shown is hereby dedicated in perpetuity for the construction and maintenance of utilities to Quonset Subdivision Lot Owners for proper purposes and is the maintenance obligation of said Lot Owners.

3. THESE SURVEYS, by HUGH C. HOTCHKISS and ELEANOR H. HOTCHKISS do hereby certify that the same were made this 17th day of December, 1980.  
 HUGH C. HOTCHKISS  
 ELEANOR H. HOTCHKISS

**ACKNOWLEDGEMENT**  
 STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )  
 I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, HUGH C. HOTCHKISS AND ELEANOR H. HOTCHKISS, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXCEPTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED AND THAT THEIR ACT AND DEED OF SAID INDIVIDUALS.  
 WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY OF PALM BEACH, AND THE STATE OF FLORIDA, THIS 17th DAY OF December, A.D., 1980.  
 MY COMMISSION EXPIRES 9/19/81  
 William S. Riker  
 NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY THEODORE F. SANDERS, FOR KELLEY ENGINEERING ASSOCIATES, INC., 1744 NORTH MILITARY TRAIL, WEST PALM BEACH, FLORIDA, 33409, TELEPHONE (305) 689-2323.



**TITLE CERTIFICATION**  
 STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )  
 I, WILLIAM RIKER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO HUGH C. HOTCHKISS AND ELEANOR H. HOTCHKISS; THAT THE CURRENT TAXES HAVE BEEN PAID; AND I FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.  
 DATE: 12/17/80 BY: William S. Riker  
 WILLIAM RIKER, ATTORNEY

**SURVEYOR'S CERTIFICATION**  
 STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )  
 THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.B.M. NO. 1) PERMANENT REFERENCE MONUMENTS AND (P.C.P.M.) PERMANENT CONTROL POINTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.  
 DATE: DECEMBER 2, 1980  
 PROFESSIONAL LAND SURVEYOR  
 FLORIDA CERTIFICATE NO. 1122

- GENERAL NOTES**
1. ALL P.B.M.'S BEING THE REGISTRATION NO. SHOWN THEREIN PER M.
  2. PERMANENT CONTROL POINTS SHOWN THIS DATE.
  3. THE BEARINGS SHOWN HEREON ARE BASED ON THE SUBLINE OF HIGH RIDGE ROAD BEING N. 21° 30' 30" W. AND ALL OTHER BEARINGS ARE RELATIVE THEREON.
  4. D.E. DENOTES DRAINAGE EASEMENT; T.E. DENOTES TRAIL EASEMENT.
  5. BULLETIN SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
  6. THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON EASEMENTS UNLESS AS SPECIALLY PERMISSIBLE WITHIN THE TRACTS WHICH HAVE BEEN DESIGNATED FOR PURPOSES AS NOTED, AND FOR PUBLIC AND PRIVATE DRAINAGE PURPOSES.

**APPROVAL - PALM BEACH COUNTY, FLORIDA**  
**BOARD OF COUNTY COMMISSIONERS**  
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF Jan A.D. 1981  
 JAMES W. WELLS, Clerk of the County Court

**COUNTY ENGINEER** 1000-014  
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF Jan A.D. 1981  
 JAMES W. WELLS, Clerk of the County Court